



**FREMONT PLANNING BOARD**  
**November 16, 2011**  
**Meeting Minutes**  
Approved December 7, 2011

Present: Chairman Roger Barham, Vice-Chair John (Jack) Karcz, Selectman Brett Hunter, Member John (Jack) Downing, Alternates Andy Kohlhofer and Chris Silk, RPC Circuit Rider Brian Groth, and Building Official Bob Meade.

Mr. Barham opened the meeting at 7:05 pm.

**MINUTES**

Mr. Karcz made the motion to approve the minutes of the November 2, 2011 meeting as written. Motion seconded by Mr. Downing with unanimous favorable vote.

**SEACOAST UNITED SOCCER CLUB (SUSC)**  
Map 6 Lot 020-001

There was further conversation relative to the approved SUSC Site Plan Review. Mrs. Bolduc has obtained a pdf. of all eleven sheets of the plan set from Beals Associates so the entire set is now on file in the Land Use Office.

Mr. Barham said the Board is still waiting for feedback from NH DES to decide further action.

**SEACOAST FARMS**  
(Shirkin Road, Map 5 Lot 035)

There was a lengthy discussion relative to the Seacoast Farms site plan and whether there were agreements between Mr. Kelly and the Selectmen and/or the Court that would allow deviation in any way from the approved site plan.

Town Counsel has said it is acceptable for Mr. Kelly (Seacoast Farms) to contact the Town Planning Department directly to see what the issue really is and if a resolution to any situation can be reached.

The Board agreed that Mr. Barham email Town Administrator Heidi Carlson to ask Town Council the following:

1. What were the specific terms of the agreement between the parties and is the agreement ongoing or were the terms terminated at the close of the litigation?
2. The Board has received a number of documents relative to the litigation and it appears

that the agreement included:

- a. A number of operational protocols that Seacoast Farms adopted; the purpose of which was to mitigate odor nuisance.
- b. A revised site plan detailing changes from the original approved site plan.
3. The Board specifically wishes to know whether the agreement items in 2(a) and 2(b) have resulted in Seacoast Farms deviating from their approved site plan and approved site plan review conditions.
4. If this litigation process has resulted in Seacoast Farms deviating from the approved site plan then it is the Boards intention to require Seacoast Farms to seek an amendment to the approved plan. Is the Board in its rights to pursue such action?

#### MASTER PLAN: ENERGY CHAPTER

RPC Planner Julie LaBranche will meet with the Board for a work session relative to the creation of an Energy Chapter to the Master Plan. This will be funded through the Energy Technical Assistance Program (ETAP) and at no cost to the Town. Ms. LaBranche has about 30 hours to do the project. Energy Committee members will be invited to the work session.

#### INCOMING CORRESPONDENCES

There was no incoming correspondence.

Mr. Kohlhofer made the motion to adjourn at 9:30 pm.  
Motion seconded by Mr. Hunter with unanimous favorable vote.

Minutes transcribed from submission of Chairman Roger Barham.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

Next regular meeting: December 7, 2011.

#### ACTION ITEMS

From the November 2, 2011 Meeting.

Bolduc:

- Contact Julie LaBranche relative to the Energy Chapter of the MP. Completed.
- Contact Town Counsel relative to Seacoast Farms. Not allowed.
- Forward the TBG contract to Selectmen. Completed.

From the October 5, 2011 meeting.

Groth: create a draft adult use ordinance for the Members to review and consider.

From the March 16, 2011 Meeting.

Groth:

Planning Board Minutes  
November 16, 2011

- Work with Mrs. Bolduc on restructuring the regulations and present a draft to the Members at a future meeting.
- Take a look at the new NHDES Alteration of Terrain Program’s criteria and report back to the Board.

PROJECTS PENDING/COMPLETED WITH RPC

- Master Plan Audit - Funded with CTAP Phase II funds = **\$3,500**; completion date of August 1, 2010. Completed February 16, 2011.
- CIP Annual Process - Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of October 5, 2011.
- Provide one (1) final paper copy and one (1) electronic version of the updated MP. Provide one (1) final copy of all elements of the CIP annual update process- Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of November 16, 2011.

Updated project timeline table below.

RPC

Projects Non-CTAP	Status	2009 30 June	2010 30 June	2010 22 Sept	2010 27 Oct
CIP Process Submittal Materials (2010 TBG)	Pending		Contracted Completion Date		
1 final copy of updated MP, CIP elements (2010 TBG)	Pending		Contracted Completion Date		